

046.0

0002

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

886,900 / 886,900

USE VALUE:

886,900 / 886,900

ASSESSED:

886,900 / 886,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114	-114A	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRISAFULLI JANE E B
Owner 2:	
Owner 3:	

Street 1: 101 CUTTER HILL ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CRISAFULLI DAVID &JANE ETAL -

Owner 2: BIAGIONI JOHN J -

Street 1: 101 CUTTER HILL ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,594 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2912 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4594.000	485,300		401,600	886,900		32431
							GIS Ref
							GIS Ref
							Insp Date
							12/04/18

PREVIOUS ASSESSMENT								Parcel ID	046.0-0002-0001.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	485,400	0	4,594.	401,600	887,000	887,000	Year End Roll	12/18/2019
2019	104	FV	377,000	0	4,594.	426,700	803,700	803,700	Year End Roll	1/3/2019
2018	104	FV	377,000	0	4,594.	311,300	688,300	688,300	Year End Roll	12/20/2017
2017	104	FV	353,400	0	4,594.	271,100	624,500	624,500	Year End Roll	1/3/2017
2016	104	FV	353,400	0	4,594.	230,900	584,300	584,300	Year End	1/4/2016
2015	104	FV	314,500	0	4,594.	225,900	540,400	540,400	Year End Roll	12/11/2014
2014	104	FV	314,500	0	4,594.	185,800	500,300	500,300	Year End Roll	12/16/2013
2013	104	FV	327,400	0	4,594.	176,700	504,100	504,100		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRISAFULLI DAVI	48977-67		2/12/2007	Family		1	No	No	
MOGGAN THOMASJ-	21990-188		4/30/1992			1	No	No	F

BUILDING PERMITS								ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/16/2009	36	Redo Kit	9,000						12/4/2018	MEAS&NOTICE	HS	Hanne S
4/10/2008	343	Re-Roof	12,000			G9	GR FY09		5/5/2009	Info At Door	189	PATRIOT
									3/8/2000	Measured	263	PATRIOT
									11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4594		Sq. Ft.	Site		0	80.	1.09	1			Med. Tr	-10					401,632						401,600	

Total AC/Ha: 0.10546

Total SF/SM: 4594

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 401,632

Spl Credit

Total: 401,600

2021



Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

EXTERIOR INFORMATION

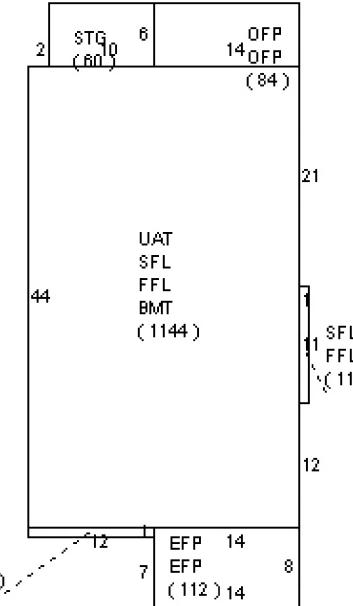
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.09987140
Const Adj.:	0.98980200
Adj \$ / SQ:	185.071
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659333
Depreciation:	174064
Depreciated Total:	485269

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

Comments:	
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SKETCH

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RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 10 BRS: 4 Baths: 2 HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	2 10 4

RES BREAKDOWN

No Unit	RMS	BRS	FL
	2	5	2

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,167	185.070	215,978						
SFL	Second Floor	1,167	185.070	215,978						
BMT	Basement	1,156	73.570	85,042						
UAT	Upper Attic	286	74.030	21,172						
EFP	Enclos Porch	224	38.980	8,731						
OPF	Open Porch	168	26.050	4,377						
STG	Storage	60	9.240	554						
	Net Sketched Area:	4,228		Total: 551,832						
Size Ad	2334	Gross Are	5086	FinArea 2912						

SUB AREA DETAIL**IMAGE**
AssessPro Patriot Properties, Inc
MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	16X10	A	AV	1975	0.00	T	35.2	104						

More: N

Total Yard Items: []

Total Special Features: []

Total: []